**MINIMUM INFORMATION REQUIRED FOR 1- AND 2-FAMILY CONSTRUCTION PERMITS**

In addition to the information required on the Permit Application, the following information is required for 1- & 2-Family Dwelling building permits.

A. Site plan of the property showing property lines, location of all existing buildings and all new buildings to be permitted, and set-back dimensions.

B. Approved Metropolitan Sewerage District (MSD) allocation and application.

C. Approved Water Authority service.

D. A list of the general building contractor and the electrical, plumbing, and mechanical contractors. Provide the general contractor's license number and their City of Asheville privilege license, along with their phone number.

E. **Three copies of construction plans**. One set will be returned to the applicant with plan review comments attached. This approved set of construction drawings must be maintained on the job site. Failure to provide three sets will delay the processing of your application.

**DRAWINGS**: Drawn to scale and dimensioned including the following information:

1. Foundation Plan showing:
   a. Foundation dimensions.
   b. Dimensions (width and thickness) of continuous footings.
   c. Foundation wall thickness and material (concrete, concrete masonry units, etc).
   d. Pier/column footing size and locations.
   e. Girder/beam size and type of material. Provide size for engineered wood products.
   f. Dimensions (width and thickness) for any masonry chimney footings.
   g. Pier/column size and height. Pier or column material and size.
   h. Foundation anchor bolts size and location.
   i. Location and size for of any monolithic slab grade beams supporting load bearing walls. Include dimensions and anchor bolt size and spacing.
   j. Crawl space vent size and locations.
   k. Crawl space access size and location. Note if there will be any mechanical equipment installed in the crawl space.
   l. Show direction of slope for garage slabs.
2. Floor Plan for each level showing:
   a. Location of interior partitions.
   b. Garage separation from dwelling unit by fire resistant construction and doors.
   c. Design detail and reference to a U.L. tested assembly for any tenant separation walls, floors, or ceilings in 2-family construction.
   d. Window and door location, size, and type.
   e. Window and door header size, include garage and porch roof headers.
   f. Labels all rooms or spaces according to use ("kitchen", "bedroom", "storage", etc).
   g. Bathroom fixture location and type ("sink", "shower, "whirlpool", etc).
   h. Hallway width and door sizes.
   i. Attic access location and size.

3. Building Section(s) - cross section drawing(s) showing:
    a. Foundation wall height from footing to sill plate.
    b. Slab perimeter insulation, base course material and thickness, vapor barrier, and concrete slab thickness.
    c. Foundation unbalanced fill height (vertical distance from interior basement slab or crawl space ground elevation to the exterior finished grade).
    d. Reinforcing steel size, grade (40 ksi, 60 ksi), spacing, and location for block or concrete walls and footings when required because of the amount of unbalanced fill.
    e. Distance from crawl space ground level to floor joists or height of basement ceiling from slab.
    f. Sill plate material and size. Anchor bolt diameter, length, and spacing.
    g. Method and materials for damp proofing for crawlspace foundations.
    h. Method and materials for water proofing for basement foundations.
    i. Method and materials for foundation drainage system.
    j. Wall framing stud size and spacing, and lateral bracing method.
    k. Ceiling height for each floor level.
    l. Attic soffet venting in the eaves.
    m. Floor, wall, and ceiling insulation R-values.
    n. Stairway section showing riser height and tread run dimensions, handrail dimension and height, stairway headroom clearance dimension.
4. Elevations (front, rear, and side views) showing:
    a. Window and door locations and exterior wall finishes. Chimneys and chimney crickets.
    b. Identify bedroom and basement egress/rescue windows or doors.
    c. Roof covering material (shingles, metal roofing, etc). Ridge and/or gable vents.
    d. Elevations of any decks or covered porches.
    e. Garage header size and number of jack studs at each end.
5. Floor Framing Plan (can be incorporated with foundation plan and individual floor plans) showing:
    a. Engineered floor truss layout, or floor joist size, spacing and direction. Include grade and lumber species.
    b. Girder/beam size and material. Include grade and lumber species.
    c. Location of any interior bearing walls.
    d. Location and materials for draftstopping in enclosed truss assemblies greater than 1000 s.f.
6. Roof Framing Plan showing:
    a. Ceiling joist size, spacing and direction. Include grade and lumber species.
    b. Engineered roof truss layout, or rafter size, spacing and direction. Include grade and lumber species.
    c. Ridge board size.
    d. Collar beam size and spacing.
    e. Vaulted or sloped ceiling cross section showing rafter size, 1" air gap between R-38 insulation and the roof decking, and size of the structural ridge beam.
    f. Location of hip and valley rafter supports for hip roofs.
7. Deck and Porch Framing Drawings showing:
    a. Deck/porch footing depth below grade and size of footings (width and thickness).
    b. Type of decay resistant lumber (pressure treated wood, cedar, etc).
    c. Deck ledger board attachment to house – Bolt size, type, and spacing; Nail size, type, and spacing.
    d. Deck ledger board flashing material or indicate treated house band.
    e. Deck joist size, spacing, and direction.
    f. Deck girder size and column support spacing.
    g. Deck post size and method of connection to girder.
    h. Height of deck above finished grade. Indicate type of lateral bracing method for deck.
    i. Deck handrail and guardrail height and picket spacing.
    j. Deck/porch stairway rise and run, number and size of stringers, handrail dimension.